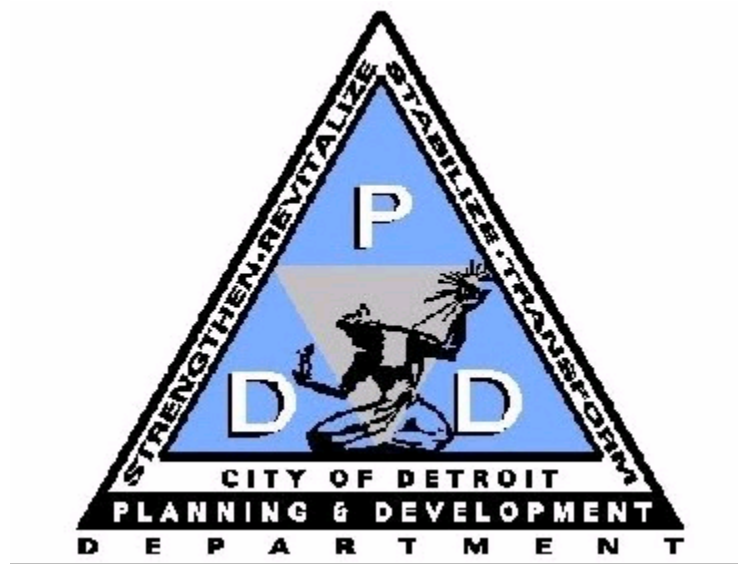


**CITY OF DETROIT
KWAME M. KILPATRICK, MAYOR**

**CONSOLIDATED ANNUAL PERFORMANCE AND
EVALUATION REPORT (CAPER)**

JULY 1, 2003 – JUNE 30, 2004



PLANNING AND DEVELOPMENT DEPARTMENT

**WALTER C. WATKINS, JR., CHIEF DEVELOPMENT OFFICER
HENRY B. HAGOOD, DIRECTOR OF DEVELOPMENT
BURNEY JOHNSON, DIRECTOR OF PLANNING**

KWAME M. KILPATRICK, MAYOR
City of Detroit

Planning and Development Department Staff

Walter C. Watkins, Jr.
Chief Development Officer

Henry B. Hagood
Director of Development Activities

Burney Johnson
Director of Planning Activities

Thomasina Tucker
Executive Manager
Financial and Resource Management

John Lowe
Manager I

Ranna Trivedi
Manager I

Caper Team
Ranna Baxter
Fern Clement
Mar Holley
Marlene Robinson
Shirley Scott

CITY OF DETROIT
HUD CONSOLIDATED PLAN
2003-04 CONSOLIDATED ANNUAL PERFORMANCE AND
EVALUATION REPORT

TABLE OF CONTENTS

I.	Executive Summary.....	4
II.	Introduction.....	11
III.	Citizen Participation.....	15
IV.	Assessment of Three to Five Year Goals and Objectives.....	16
V.	Geographic Distribution.....	19
VI.	Affirmatively Furthering Fair Housing.....	24
VII.	Affordable Housing/Foster and Maintain Affordable Housing.....	27
VIII.	Continuum of Care.....	33
IX.	Other Actions	
	1. Evaluating and Reducing Lead-Based Paint Hazards.....	34
	2. Improving Public Housing and Fostering Resident Initiatives.....	36
X.	Leveraging Resources.....	38
XI.	CDBG Narratives.....	49
	1. CDBG Financial Summary.....	53
	2. Neighborhood Revitalization Strategy (Empowerment Zone).....	56
XII.	HOME Narrative.....	60
XIII.	HOPWA Narrative.....	65
XIV.	ESG Narrative.....	69
XV.	Monitoring.....	71
XVI.	Self Evaluation.....	73
	Appendix 1: Home Annual Performance Report HUD-40107.....	75
	Appendix 2: Proof of Publication.....	76
	Appendix 3: PR03-CDBG Activity Summary Report (GPR) For PY 2003.....	77

City of Detroit, Consolidated Annual Performance and Evaluation Report, Program 2003-2004

Appendix 4: PR06-Summary of Consolidated Plan Projects for PY 2003.....	78
Appendix 5: PR23-Program Year 2003 Summary of Accomplishments.....	79
Appendix 6: PR26-CDBG Financial Summary for Program Year 2003.....	80

SECTION I EXECUTIVE SUMMARY

The City of Detroit reports annually to HUD (Housing and Urban Development) on project accomplishments funded through the four (4) comprehensive programs—Community Development Block Grant (CDBG); Home Investment Partnerships (HOME); Emergency Shelter Grant (ESG); and Housing Opportunities for Persons With Aids (24 CFR 91.520). The mechanism used to report this information is the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER shows the planned and actual accomplishments for the fourth year (2003-04 Action Plan) of the City's Five-Year Consolidated Plan (Program Years 2000-2005).

The CAPER is designed to provide residents with useful information on the goals and progress of the various project activities that receive funding annually through the four grants. It provides a general assessment of activities undertaken during the year and the actions taken to address the priorities and strategies identified in the City's Consolidated Plan.

The CAPER is a useful tool for decision makers such as the Mayor and City Council in establishing funding priorities and the various challenges involved with project completions. The CAPER narratives provide information as to why projects fail to meet their projected goals as set forth in the City's Action Plans. The narratives also provide information that may effect the City's progress in keeping its line of credit below HUD's prescribed limit of 1.5 years, by identifying projects that are slow moving given their time frame, overall management, and funding.

These four programs – CDBG, HOME, ESG and HOPWA – provide the largest share of housing, economic development, and human services for the City. The total Consolidated Plan budget for Program year 2003-04 is over \$61.5 million. The City's funding is determined by a national formula used by HUD that takes into account poverty, housing affordability, age of housing, overcrowding, and other factors that indicate the need for such funds.

PURPOSE OF THE EXECUTIVE SUMMARY

The CAPER Executive Summary provides a brief overview of City priorities and strategies established in the 2000-2005 Consolidated Plan, how they relate to HUD national priority needs and specific objectives, and to City housing and community development project goals and accomplishments.

STRUCTURE OF THE CAPER

The report consists of the Consolidated Annual Performance and Evaluation Report (CAPER), CAPER Narratives, and Summary of Activities carried out.

Included within the City's CAPER report is an Executive Summary and Introduction to the CAPER; separate specific narratives for the CDBG, ESG, HOPWA and HOME programs; other actions; and sections on program monitoring and self-evaluation.

The CAPER also includes several additional narrative sections which provide residents and HUD with a summary of the City's overall progress in meeting local priorities and goals, describes barriers, and how they are being overcome; how other federal and state funds are used to further Consolidated Plan resources; and describes the status of the annual actions taken to address specific housing and community development needs.

The required narratives consist of:

- Assessment of Strategic Plan Goals and Objectives
- Affirmatively Furthering Fair Housing
- Affordable Housing
- Continuum of Care
- Other Actions
- Leveraging Resources
- Citizen Comment
- Self-Evaluation

The CAPER also includes program-specific narratives for the Community Development Block Grant (CDBG), Housing Opportunities for Persons with AIDS (HOPWA); the HOME Investment Partnership (HOME) program; and Emergency Shelter Grant (ESG), each of which have specific requirements.

CDBG FINANCIAL SUMMARY

The City of Detroit had over \$114.9 million in its Community Development Block Grant (CDBG) account.

CDBG Resources

Unexpended fund (June 30, 2003)	\$61,429,184
Community Development Block Grant (CDBG)	\$46,457,000
Program Income Received	<u>7,101,662</u>
Total	\$114,987,846

CDBG Expenditures

Total CDBG Expenditures	\$52,990,177
CDBG Funds for Section 108 Loan Principal and Interest Payments	<u>\$ 2,535,873</u>
Total Expenditures	\$55,526,050

For the 2003-04 Program Year (July 1, 2003-June 30, 2004), the City of Detroit:

- Spent \$7,230,210 on Public Services activities.

- Spent \$10,934,674 on Planning and Administration.
- Expended 96% of its annual CDBG funding to benefit low- and moderate- income persons. This exceeds HUD's requirement that a grantee spend at least 70% of its annual CDBG funding (excluding planning and administration expenses) to benefit low and moderate-income persons over a three-year period.

2003-04 ACCOMPLISHMENTS – HIGHLIGHTS

The following is a summary of various activities carried out during Program Year 2003-04:

HOUSING AND RELATED PROGRAMS

The City of Detroit is committed to providing clean, decent, safe, affordable housing to its very low and low/mod residents. Affordable housing is and continues to be one of the City's top priorities. The following activities were either underway or completed during this reporting period:

Program Year 2003-04 Accomplishments

- 31 new construction projects were completed/underway for single families (22 CDBG, 9 HOME)
- 328 new construction multi-unit homes were either completed/underway (HOME)
- 213 single-family homes were rehabilitated (211 CDBG, 2 HOME)
- 124 multi-unit homes were rehabilitated (HOME)
- HOPWA provided utility and rental assistance to 179 households
- HOPWA provided community residence for 128 households

ECONOMIC DEVELOPMENT

Program Year 2003-04 Accomplishments

Commercial Strip Revitalization, Southwest Detroit Business Assoc., Michigan Ave. Old West End, Mexican Town Community Development, Jefferson East Business Assoc., and Eastern Market Development Corp. continued to provide assistance to businesses and/or persons. During fiscal year 2003-04 approximately 376 businesses/persons received assistance.

The Office of Neighborhood Commercial Revitalization (ONCR) provides technical assistance, training, and funding to community-based organizations (CBOs).

The CBOs must compete in a selection process designed to choose the organization with a wide range of stakeholders who are willing to volunteer the many hours it takes to improve a neighborhood commercial district.

The five successful CBOs receive financial support to hire full-time staff to support the volunteers' efforts and automatically qualify for the ReFresh, ReCap, and ReNew programs. Staff and volunteers receive training and technical assistance to create an annual workplan that outlines what specific projects will be accomplished and who will do them. Emphasis is placed on small improvements in all five areas of the Urban Five Point Approach rather than on redevelopment or development of commercial buildings.

The ONCR Advisory Board chose five (5) organizations out of a pool of 16 applications for the first round of the Restore Detroit Program—Jefferson East Business District, Grand River Business District, Mexicantown, The 7 Mile Project, and University Commons.

Refresh Detroit is ONCR's Façade Renovation and Exterior Structure Habilitation program. It provides matching grant money and architectural assistance to community based organizations (CBOs).

The CBOs create their own local program using these resources to incentivize property owners and merchants to invest in their buildings and businesses. CBOs are required to create design guidelines and a design committee so that the community's long-term vision for the district is achieved.

Through a visionary partnership suggested by the Empowerment Zone Development Corporation, seven organizations have received Empowerment Zone monies for ReFresh Detroit Programs in their areas:

- Central City Alliance CDC
- Greater Corktown Development Corp.
- Mexicantown "Hubbard" Communities
- Michigan Avenue Business Association
- Northern Area Association
- Southwest Detroit Business Association
- Warren/Connor Development Coalition

Also, Economic Development activities underway this reporting period are:

- Eastern Market attracted four new businesses to Eastern Market District-- RiverTown Bagel & Deli, Sala Thai, Milano Bakery, and Lou's Ham & Corn Beef Restaurant. To date these businesses have created 50 new jobs;
- The Eastern Market District and City Staff have established a working relationship with Karen Dumas, Director of Cultural, Arts and Tourism to streamline the process of hosting events within the Market District. By doing this, Eastern Market and City Staff will have increased the City's revenue by coordinating required permitting such as vendor permits, health permits, shed rental, and ensuring that the City is paid for utilities used by event coordinators;

- National City Bank has earmarked \$4 million in loans for eight areas of Detroit, including downtown, Midtown and New Center. Business owners who qualify can use the loans to enhance retail and service operations and improve building façade in time for the 2006 Super Bowl at Ford Field;
- And Representatives of the City of Detroit and Warren-based CenTra, Inc. took the wraps off the I-94 Industrial Park, showing off a \$26 million building that is to house two DaimlerChrysler AG suppliers. The 30-acre park, on Huber near Mt. Elliott, is being developed by CenTra with help from the Detroit Economic Growth Corp. and the Michigan Economic Growth Corp. The MEGC provided a \$3.5 million grant to help finance the project. The two suppliers, TDS U.S. and Exel, expect to employ 275 at the site when it's fully operational.

PUBLIC FACILITIES AND IMPROVEMENTS

Program Year 2003-04 Accomplishments

Attention continued to be paid to targeting of CDBG funds for construction and renovation of childcare and youth centers, and renovation and construction of senior, youth, multipurpose and general community centers located primarily in low-income areas with high concentrations of minorities.

Barat Child and Family Services, Todd Phillips Childrens Home, People United As One, Freedom House, Art Center Music School, Eastside Cowboys, Hubbard Richard Community Council, Kabaz Black Jewels, Peter Claver, Westside Unity Church, Warren Conner Dev. Coalition, Triangle Foundation, Off The Streets, Metro East Drug Treatment, Bridging Communities, Mt. Zion Center, Focus Hope, Friends Antietam Greater Emmanuel, and Alkebulan rehabilitated public facilities to provide needed public services--youth employment and training, recreation, senior services, adult-day care, mentoring, literacy programs, educational and cultural activities, and programs for the developmentally and physically disabled.

NEIGHBORHOOD IMPROVEMENTS

Projects during 2003-04 reflected a continuing focus on housing and infrastructure improvements in the Neighborhood Block Grant areas, and improvement activities designed to promote neighborhood revitalization, preserve the City's infrastructure, increase economic opportunities, and increase community safety.

Church of Messiah, Brush Park, Plymouth Road Business Assoc., West Village, Corktown, Hubbard Richard, and Art Center provided curbs, side walks, façade repairs, public lighting, parking lot design and survey, alley repaving, and street repaving.

PUBLIC SERVICES

CDBG funds continued to be focused on a strategy of achieving individual and family self-sufficiency during the 2003-04 reporting period; continuing emphasis was placed on providing educational, cultural, recreational, and youth services to low-income and at-risk youth.

YOUTH SERVICES

Abayomi CDC, Academic Enterprise, Alkebu-lan Village, Barney McCosky, Big Brothers Big Sisters, Black Family Development, Boniface Human Services, Broadside Press, Boys and Girls Clubs of Southeastern Michigan, Bethel African Methodist Episcopal Church, Cable Communications, Camp Fire USA, Campbell Academic Services, Cass Corridor Youth Advocates, Catholic Youth Organization, Central United Methodist Church, Coalition to Integrate, Communities in Schools of Detroit, etc. provided approximately 36,614 services of tutoring, baseball practices and games, group meetings, youth mentoring activities, enrichment activities, recreational and educational services, training sessions, camp, field trips, counseling, after school activities, choir rehearsals, employment search classes, dance programs, football practices and games, theater training, music classes, non-violence educational services, family sessions, and street law sessions to 66,917 youth.

AGING SERVICES

Adult Well Being, Alpha Kappa Alpha, Alzheimers Association, Bridging Communities, Care for Adult Rehabilitation Enrichment, Caring Together, Citizens for Better Care, Council for Action Uniting Service Efforts (C.A.U.S.E.), Community Resource Assistance, Detroit Assisted Transportation Coalition, Goal Adult Day Care, Hammond Senior Services, Joyfield Caregivers Services, Kelly Morang Services, Metropolitan Retiree Service Center Services, and World Medical Relief Services provided approximately 100,728 services of comprehensive social services, adult day care, intergenerational activities, referrals, volunteer recruitment, health screening, minor home repair assistance, nursing home visits, transportation, bus rides, prescription drugs, recreational service, and meals to 6,433 seniors.

PUBLIC SERVICES – HOMELESS (ESG)

Program Year 2003-04 Accomplishments

During Program Year 2003-04 Alternatives for Girls; Care Givers; Cass Community Social Services; Detroit Rescue Mission; Eastside Emergency Center; Genesis House III; Legal Aid and Defenders; Mariners Inn; Michigan Legal Services; Off the Streets; Operation Get Down; Simon House; T C Simmons Ministries; Travelers Aid Society; United Community Housing Commission; Wayne County Neighborhood Legal Services; Women's Justice Center; and YWCA Interim House provided 12,335 homeless persons

72,458 nights of shelter, 223,556 meals, homeless prevention services, transportation assistance, housing replacement, housing referral, social service assistance, FIA referrals, GED and employment services, and legal services.

HOPWA

Program Year 2003-04 Accomplishments

Matrix Human Services, Positive Images, CareFirst Community Health Services, Wellness House of Michigan, and Simon House provided community residences. Fiscal Year 2003-04 Matrix Human Services served approximately 30 clients quarterly, Positive Images (New) served 6 women and 4 children, CareFirst served 31 men and women, Simon House I served approximately 60 clients quarterly, and Wellness House served 37 clients quarterly. In addition to providing beds, these community residences provide transportation, nutritional services, personal care, meal preparation, housekeeping and laundry, recreational activities and life skills workshops.

The tenant based subsidy rental Property Service Group, Inc. enrolled 12 new families into the program bringing a total of 179 clients in the subsidy program. Health Emergency Lifeline Program (H.E.L.P.) assists with security deposits, first month's rent, utility payments and/or moving expenses for clients coming into the rental subsidy program. H.E.L.P. also provides emergency food and transportation. Approximately 150 individuals and families received HOPWA related services.

SECTION II INTRODUCTION TO THE CAPER

For Program Year 2003-04, The City of Detroit received over \$61.5 million to carry out the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), Home Investment Partnerships (HOME), and Housing Opportunities for Persons With AIDS (HOPWA) programs.

The City has completed its fourth year of the City's Five Year Consolidated Plan. Activities undertaken during this period reflect the goals and objectives as stated in the City's Five Year Consolidated Plan and One Year Action Plan.

A Consolidated Annual Performance and Evaluation Report (CAPER) is prepared at the end of the City's program year (June 30th) to show what was actually accomplished with these funds. The CAPER allows HUD and residents to review the report and determine whether or not projected goals are realistic, and if the planned activities undertaken actually made an impact on the goals set forth in the Plan. The CAPER provides the following information:

- Funds budgeted and expended for the Mayor and City Council approved projects.
- The City's level of accomplishment in achieving the objectives outlined in the Consolidated Plan and Action Plan.

SECTION SUMMARY

The CAPER permits the City of Detroit to stay on track with its Consolidated Plan and annual Action Plan, and is designed to provide City officials and residents with useful information.

The CAPER serves three basic purposes:

- Provide HUD with the necessary information to determine the grantee's ability to carry out its programs in compliance with rules and regulations;
- Provide HUD with information to report to Congress; and
- Provide grantees an opportunity to report its achievements to residents.

REGULATORY REQUIREMENTS FOR SUBMISSION OF THE CAPER

Community Development Block Grant regulations 24 CFR (Code of Federal Regulations), Part 91.520 requires the City to submit a Consolidated Annual Performance and Evaluation Report (CAPER) 90 days after the end of its program year. The City of Detroit's fiscal year is July 1st through June 30th.

The CAPER also requires reporting on the four grants comprised in the consolidated plan: Community Development Block Grant (CDBG); Home Investment Partnerships Program (HOME); Emergency Shelter Grant; and the Housing Opportunities for Persons with AIDS (HOPWA). Out of the four grants, the CDBG receives the largest source of grant funds for the City of Detroit.

INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM

HUD reports to Congress the progress that the City has made on its planned activities through the Integrated Disbursement and Information System (IDIS). The IDIS system generates summary and detailed reports for HUD's review. Activities are also updated in IDIS to provide financial and performance information.

Project data must be completed in IDIS before funds can be requested from the City of Detroit's line of credit.

CAPER SUBMISSION AND REVIEW

Prior to submitting the CAPER to HUD, the City must make the report available for review by its residents for a period of at least 15 days. If the residents have any concerns/comments, they are included in the report. Comments received after the 15-day comment period will be compiled and reviewed; comments will also then be forwarded to HUD to be included in the City's CAPER.

SUMMARY OF ACCOMPLISHMENTS

PUBLIC SERVICES

Public services provide youth services, senior services, transportation services, handicapped services, substance abuse services, employment training, health and childcare services, legal services, and other supportive services.

Table I: Number of Persons Receiving Public Service Program Year 2003-04

Priority Need Category	Actual Number Served	Funds Expended
Senior Services	6,433	\$ 637,122.00
Youth Services	66,917	1,657,561.00
Handicapped Services	1,048	194,638.00
Legal Services	213	62,400.00
Transportation Services	120	28,564.00
Substance Abuse Services	543	130,079.00
Health Services	1,546	123,590.00
Employment Training	794	203,531.00

Other-Public Services (General)	19,768	\$1,105,685.00
Crime Awareness	852	243,835.00
Fair Housing Activities	600	25,813.00
Tenant/Landlord Counseling	30	22,619.00
Mental Health Services	549	180,153.00
Homeownership Assistance (Not Direct)	143	40,769.00

PUBLIC FACILITIES AND IMPROVEMENTS

Public facilities and improvements include rehabilitation of senior centers, youth centers, health centers, neighborhood facilities, and other facilities.

Table II: Public Facilities and Improvements Program Year 2003-04

Priority Need Category	Actual Number of Projects Underway	Funds Expended
Health Facilities	2	\$182,342.00
Neighborhood Facilities	7	348,161.00
Other Public Facilities	39	1,519,291.00
Street Improvements (Infrastructure)	7	506,623.00
NSA Improvements*	2	107,766.00
*Sidewalks, curbs, and alleys		

ECONOMIC DEVELOPMENT

Economic development activities are activities that create jobs, provide technical assistance to small businesses, provide job training, and other eligible activities.

Table III: Number of Businesses Assisted in Economic Development Activities
Program Year 2003-04

Priority Need	Number of Businesses	Funds Expended
Rehab; Publicly-or Privately-Owned Commercial	3	\$ 42,242.00
ED Technical Assistance/ ED Direct Fin. For Profits	247	882,379.00
Other Commercial/Industrial Imp.	3	38,982.00

HOUSING REHABILITATION/NEW CONSTRUCTION

CDBG and HOME funds were used to rehabilitate, construct new housing, and provide down payment assistance to first-time homebuyers.

Table IV: Projects/Units Rehabilitated and Constructed during Program Year 2003-04

Priority Need	Units Underway/Completed	Number of L/M Persons Assisted
Senior HR	306/completed	306
Single Family HR	213/completed	213
New Construction	31/completed	31
Multi-Family Rehab/ New Construction	124 completed/328 constructed	452
Downpayment Assistance	18	18

SECTION III CITIZENS' COMMENTS

A notice was published in the Michigan Chronicle on September 15, 2004, announcing that the 2003-04 Consolidated Annual Performance and Evaluation Report (CAPER) was available for review from 8:30 a.m. to 4:30 p.m. in the offices of the Detroit Planning and Development Department.

The hearing was held on Wednesday, September 29, 2004 and no one attended. An additional day was set aside, due to an error with the day of hearing, and no one attended.

SECTION IV ASSESSMENT OF THREE TO FIVE YEAR GOALS AND OBJECTIVES

A wide variety of needs exist for low/moderate income persons in Detroit—the 2000 census shows that 26 percent of the City’s nearly one million people are in poverty. Given the need, a wide variety of projects and services were undertaken to serve Detroit’s citizens. Consolidated Plan activities were allocated to meet those identified needs.

Our Five Year Goals in the broad areas of housing, public services, and development type activities (including public facility rehabilitation, and economic development) were designed to highlight the overwhelming need in the City of Detroit. While we were optimistic that these goals could be met by the various resources available in the City of Detroit, in many instances the need was greater than the available resources. In particular, Consolidated Plan resources were simply not enough to meet the need. Some anticipated resources were not received or were significantly reduced.

Our overall priority of helping low and moderate income Detroiters attain the housing and services afforded to all citizens of this country. However, some activities did change over time. For example, the lead based paint requirements changed our emphasis on how the City of Detroit handled rehabilitation work.

Our objectives (Plans for carrying out our goals) reflect our high priority goals, which were developed, based on need. Our high priority five-year goals are shown below:

- Housing priorities include: low-income renters, owners, those that are homeless and with special needs (including the elderly). ¹
- Public Service priorities include: handicapped, transportation, substance abuse, employment training, health, elderly, and youth services.
- Public Facility Rehabilitation (PFR) priorities include: neighborhood, park/recreation, youth, senior and health facilities.
- Infrastructure priorities include: street improvements and sidewalks. Much of the infrastructure funding occurs as part of a housing development project.
- Economic Development priorities include: infrastructure development, technical assistance, and other economic development activities.

¹ CDBG housing allocations and disbursements include low-income home repair for the elderly and other low-income homeowners.

- Demolition of dangerous, abandoned, vandalized structures and boarding of structures to prevent trespass prior to demolition are also important City priorities.

Accomplishments and our Five-Year Goals:

For the resources we command (2000-2005 CDBG, HOME, ESG, & HOPWA money) we anticipate the following:

- We have exceeded public service and public facility rehabilitation goals as shown below.
- We will exceed the number of emergency bed goals next year as shown below.
- We anticipate coming close to meeting demolition goals, despite a slow start in 2003 as shown below.
- We will not fully meet economic and housing goals. We overestimated economic development goals. In addition, Detroit experienced a downturn in the economy shortly after setting our goals. The downturn directly impacted Detroit's ability to create jobs. Our ability to meet housing goals was devastated while we instituted lead paint regulations—which included training our staff and contractors to fulfill the requirements.

Consolidated Plan Goals Compared to 2000-2004 Accomplishments

Activity	2000-05 Five Year Goals	2000-04 Accomplishments	Difference
Public Service	843,750 persons	1,775,448 persons 92,012 households	931,698 persons 92,012 households
Housing	5,700 units	455 CDBG 1,558 HOME 1,096 HOPWA	(2591)
Economic Development	1750	355	(1,395)
Public Facility Rehabilitation	58	172	114
Demolition	7,500	6,000	(1,500)
ESG	3,829 emergency beds-individuals 1,484 emergency beds-families	5,200 ESG (emergency beds)	(113)

Based on the accomplishments shown in the chart above, we are adjusting our five-year goals. Our adjustment is based on our 2004-05 unit generation estimates. Our adjusted goals follow:

We will need to adjust our housing goals to reflect an additional 500 housing units that can reasonably be expected to be completed next year. This would bring our five-year accomplishments to about 3,600 units. Economic development accomplishments could reasonably be expected to total about 200 units next year. This would bring our five-year accomplishments to about 550 units. Demolition units are close to being on target. We expect 800-1000 units to be completed next year. This would bring our five-year accomplishments to about 6,800-7,000 units. Our ESG emergency beds supplied next year will exceed our five-year goals of 5,313 units. We expect about 1,300 emergency beds to be supplied next year.

SECTION V GEOGRAPHIC DISTRIBUTION

During the mid 1990s the Land Use Task Force used the 1990 Census Tract figure one million population to divide the City into 10 segments (100,000 persons in each segment) for proposed community shopping center districts. The plans were not carried out for the shopping districts. The Community Reinvestment Strategic Planning Task Force later did a planning study of the 10 segments in order to determine the needs of the various segments. The segments are now known as clusters. Staff of the Planning and Development Department, Community Planning Section/Development Division, are in the process of conducting community meetings, by cluster, to directly obtain the needs and concerns of area residents. Information obtained from the study will be reported in Program Year 2004-05.

Public Services expended CDBG funds for activities carried out in the various clusters. (See Exhibit I for the number of persons served by cluster)

Single-Family and Low-Mod Home Repair rehabilitated homes in the various clusters: (See Exhibit II for cluster map)

Chaldean Federation, Conant Gardens Property Owners, Delray United Action Council, Emmanuel Community Services, Krainzwood Neighborhood Organization, Northeast Council of Block Clubs, We Care About Van Dyke Seven Mile, Low-Mod Home Repair, and Senior Home Repair rehabilitated 34 homes in Cluster I.

City Airport, Eastside Community Resource, East English Village Association, LaSalle College Park Association, Organized Neighbors East, Low-Mod Home Repair, and Senior Home Repair rehabilitated 28 homes in Cluster 2.

Anthony Wayne Area Residential Effort, Detroit Neighborhood Housing Service, Eastside Community Resource, Low Mod-Home Repair, and Senior Home Repair rehabilitated 60 homes in Cluster 3.

Corktown Consumer Housing Cooperative, East Central Residents Coalition, Northend Community Council, Northern Area Association, Low-Mod Home Repair, and Senior Home Repair Rehabilitated 13 homes in Cluster 4.

Bagley Housing Association, Delray United Action Council, Low-Mod Home Repair, and Senior Home Repair Rehabilitated 37 homes in Cluster 5.

Arcadia Park Association, Dav./Joy/Lin./Dex, Joseph Tireman Community Council, Linwood Community Organization, Northwestern Goldberg, Virginia Park CDC, Voice of the People, Low-Mod Home Repair, and Senior Home Repair rehabilitated 51 homes in Cluster 6.

Chalfonte Community Council, Warren Avenue Community Organization, Warrendale Community Organization, Low-Mod Home Repair, and Senior Home Repair rehabilitated 38 homes in Cluster 7.

Barton MacFarlane, Bethune Community Council, Blackstone Park Association, Brightmoor Community Center, Chalfonte Community Council, Euphrates Neighborhood, Evergreen/Lahser/Seven/Eight/ Community Council, Field Street Community Association, Grandmont Rosedale Dev., Hope Park Association, Nesco Pitcher McKinney, Hubbard King Community Council, New Hope, Redford Gardens, Low-Mod Home Repair, and Senior Home Repair rehabilitated 75 homes in Clusters 8 and 9.

Help Elderly Maintain Independence, Meyers/7 mile/Wyoming, St. Martins, Low-Mod Home Repair, and Senior Home Repair rehabilitated 53 homes in Cluster 10.

During Program Year 2003-04, several public facilities were under construction at the locations listed below (including cluster #s):

PFR	Street Address	Cluster #
Alkebulan	7701 Harper	1
Eastside Cowboys	3100 E Seven Mile	1
Mt. Zion Center	13560 E. McNichols	2
Metro East Drug Center	13929 Harper	2
Federation of Youth	548 E. Grand Boulevard	3
Northeast Guidance Center	13340 E. Warren	3
Adult Well Being	1423 Field	3
Off The Streets	16318 E. Warren	3
Operation GetDown	10100 Harper	3
Planned Parenthood	8325 Jefferson	3
Warren/Conner Dev. Coalition	14600 Mack	3
Art Center Music School	3975 Cass	4
Barat Child and Family Services	5250 John R	4
Detroit Association Womens Clubs	5461 Brush	4
Detroit Central City	10 Peterboro	4
Gray and Gray Productions	1001 John R	4
Kabaz Black Jewels	3619 Mt. Elliott	4
NSO	5470 Chene	4
People United As One	660 King Boulevard	4
Peter Claver	450 Eliot	4
Franklin Wright Settlements	(Multi Locations)	4
St. Dominic	1419 W. Warren	4
St. Vincent DePaul	(Multi Locations)	4
American Indian Family Services	4884 Lawndale	5
Bridging Communities	6900 McGraw	5
Hartwell and Neighbors	13546 W. Grand River	5

City of Detroit, Consolidated Annual Performance and Evaluation Report, Program 2003-2004

Hubbard Richard Comm. Council	2661 Bagley	5
Neighbor Centers, Inc.	8300 Longworth	5
New Day Multi Purpose Center	511 S. Post	5
Motown Museum	2648 W. Grand Boulevard	6
Todd Phillips Childrens Home	1561 Webb	6
Westside Unity Church	4575 Joy	6
Brightmoor Community Center	14451 Burt	8
NSO Calvin Well	8600 Woodward	8
Triangle Foundation	19641 W. Seven Mile	8
YMCA Northwestern Branch	21755 W. Seven Mile	8
Project Transition	16260 Dexter	10

SECTION VI AFFIRMATIVELY FURTHERING FAIR HOUSING

The purpose of the City's Fair Housing Program is to provide services designed to affirmatively further fair housing objectives of Title VI of the Civil Rights Act of 1964, Title VII of the Civil Rights Act of 1968, as amended, and other relevant federal, state, and local fair housing law. "Affirmatively further fair housing" means that the city will actively work to reduce illegal housing discrimination that can effectively lock out a person from housing for which they are qualified. The program promotes equal housing opportunities through counseling, training, and research to identify fair housing impediments.

Detroit CDBG and HOME programs directly further fair housing by making funds available to low-moderate income households to rehabilitate or to purchase and rehabilitate homes. In addition, the funds are provided to construct new housing for low income persons and to assist low income persons with rent subsidies. All these programs are designed primarily to increase the housing opportunities for low income persons. However, they are also implemented to promote fair housing in the City.

The City works directly with the Metropolitan Detroit Fair Housing Center to insure that cases of discrimination in housing are investigated and, when necessary, prosecuted in court. The City refers the fair housing complaints it receives to the Fair Housing Center.

The City has contracted with the Detroit Alliance for Fair Banking to work with financial institutions and persons needing mortgages. During 2003-04, the Alliance did the following:

- Participated in the WOW initiative – With Ownership Comes Wealth regarding predatory lending issues.
- Attended the National Community Reinvestment Coalition conference regarding the Community Reinvestment Act.
- Hosted financial literacy, predatory lending and fair housing workshops on a weekly basis.
- Negotiated Community Action Plan agreements with major banks within the City of Detroit to provide loan and service opportunities to low- and moderate-income residents and neighborhoods.
- Met with Senator Carl Levin and Congressman John Conyers, to discuss changes to the Community Reinvestment Act and how it will affect their constituents they represent.
- Met with the Council of Baptist Pastors to address the Community Reinvestment Act.

- Moderated and facilitated several workshops for the Booker T. Washington Business Association.
- Participated in the Junior Achievement's Accounting Blitz, which was provided in several Detroit Public Schools.
- Participated in the Federal Reserve Banks Community Forum's; which are held on a quarterly basis.

IMPEDIMENTS TO FAIR HOUSING

The residents of the City of Detroit have suffered and continue to suffer the imposition of an economic hardship due to discriminatory and excessive automotive and home insurance premiums caused by insurance "redlining". Detroit residents receive unfair discrimination in relation to rates paid outside Detroit for the same coverage in spite of individuals having the same losses, expenses, and uncertainty of loss or risks that is applied for calculating a rate. The rates are not reasonably justified because they cannot be supported by a reasonable classification system, which results from sound actuarial principles based on actual and creditable loss and expense statistics. Rates are not broadly averaged among persons insured on a group level in Southeastern Michigan as insurers have created multiple rating territories in Detroit. The rates are excessive and unfairly discriminatory as the Michigan Insurance Industry is using credit scoring as a factor in setting rates which have not been shown to not be an accurate predictor of loss or financial risk, but has been shown to result in higher rates for "poor urban homeowners and drivers regardless of their loss experience and driving record."

The result of the unfair, discriminatory, and excessive automotive insurance rates the citizens of Detroit have imposed unfair social and economic hardships as follows:

- Limiting the ability of city residents to own and operate automobiles hampering their employment opportunities;
- Increasing the numbers of uninsured drivers due to unaffordable insurance on our streets resulting increased uncompensated medical and property damage costs;
- Unnecessarily drains financial resources from our citizens that could have been used for home ownership, health care, and business development and community improvement;
- Creating economic disincentives that make it difficult to invest in and operate businesses in Detroit.

The 1968 National Advisory Panel on insurance in Riot Affected Areas made the following critical observation: "Insurance is essential to revitalize our cities. It is a cornerstone of credit. Without insurance, banks and other financial institutions will not

and cannot make loans. New housing cannot be repaired. New businesses cannot expand, or even survive. Without insurance, buildings are left to deteriorate; services, goods, and jobs diminish. Efforts to rebuild our nation's inner cities cannot move forward. Communities without insurance are communities without hope."

Detroit residents are routinely denied renewal or refused homeowner insurance because of their location, which in some cases result in a homebuyer being forced into the high risk pool known as Michigan Basic Property Insurance that is vastly more expensive, and provides limited coverage compared to standard coverage.

The Detroit City Council recently passed a resolution to retain two outside counsels experienced in insurance and underwriting law; to immediately research and investigate the excessive, discriminatory rates and unjust underwriting practices; to bring suit against the Michigan Automotive and Home Insurance Companies; and to seek economic relief and restitution for Detroit residents.

SECTION VII AFFORDABLE HOUSING/FOSTER AND MAINTAIN AFFORDABLE HOUSING

The City of Detroit in partnership with numerous stakeholders in the housing arena invests millions of dollars into the development of affordable housing each year. (See Exhibit 3) Two federal programs, HOME and Low Income Housing Tax Credits have led the way in heightening investor interest in the affordable housing market. The affordable housing development pipeline for new or substantially rehabilitated rental units has grown during the past decade from approximately 100 units to over 1000. CHDO developers have aggressively confronted the tasks of producing homeownership opportunities within their respective neighborhoods. The City, however, remains challenged with finding other avenues to create affordable homeownership and rental opportunities for more residents.

A limited proportion of Community Development Block Grant dollars are utilized to assist existing low-moderate income homeowners with home repairs. In comparison, a significant number of Detroit's homeowners have inadequate resources available for property maintenance. Consequently, the demand for owner-occupied rehabilitation assistance, by far, exceeds the limited resources available to address the need. Very few low-income homeowners are able to qualify for private financing to take care of property repairs that are long overdue. The delayed maintenance, unfortunately, results in higher rehabilitation costs and reduces even further the number of families that can be assisted.

The City is currently exploring alternative housing development financing mechanisms to recycle HOME and CDBG investments. Representatives from the secondary loan market have expressed an interest in working with the City to develop loan resources. The typical underwriting issues that are common to servicing this income environment will have to be worked out with whatever lender the City ultimately works with. The Department of HUD has also been approached to consider Section 108 as a resource for recycling previously invested dollars. In the event either of these resources becomes fruitful, several City neighborhoods will begin to experience a major recovery.

The following is HOME's compliance policy for affordable housing:

- The Program Administrator and/or City staff sends a letter to the Borrower specifying the non-compliance issue that must be corrected within 30 days.
- The Borrower either corrects the deficiency and notifies the City of the correction within 30 days or submits a plan of action, that is acceptable to the City, to complete the activity.
- Time extensions may be considered provided progress is being made to complete the activity within the established timeframe.

- If there is no response to the notification of the cited deficiency within the established timeframe, the Program Manager will notify the City's HOME Investor Program Manager.
- The HOME Program Manager will attempt to meet with the Borrower and make an assessment of all the evidence provided including the status of any mortgages.
- If the procedures provided herein fail to remedy outstanding compliance issues, a recommendation will be made to the P&DD Director to deny the participation of the Borrower from any other HOME or CDBG funded activities until the project is brought into compliance with the Regulatory Agreement.
- The above-referenced procedures are designed to avoid foreclosure if at all possible but in no way prohibits the City from exercising all the remedies of a default as stated in the security documents.

Approximately \$11,500,000.00 of HOME funds will generate in excess of \$25,000,000 in additional private resources to develop 500-800 units of affordable housing. Developers utilize various financial tools to create both rental units as well as single-family homes for purchasers with limited dollars who would otherwise be unable to rent or purchase new or refurbished homes with updated structural and mechanical systems. The HOME Program most recent new initiative is the American Dream Down-Payment Initiative (ADDI) will also be implemented in the 2004-05 fiscal year with an additional \$400,000 allocation, included in the above referenced figure. Eligible first-time home purchasers will have an opportunity to receive a down payment grant to purchase an existing or new home.

The City, through reduced property tax obligations for projects located in Empowerment or Neighborhood Enterprise Zones or through the Pilot program, also supports affordable Housing production. Homebuyers with limited incomes can obtain mortgages at reasonable rates with manageable repayment terms without the added worry of tax increases that will price them out of the market.

Implementation of the City's Neighborhood Enterprise Zones (NEZ) programs which reduces taxes on both rehabilitated and new housing makes housing affordable for low incomes persons. In 2003-04, the following NEZs were established:

Stearns Building 7/2/03
Lower Far East Side 7/23/03
Riverfront Towers 11/26/03
Gratiot-McDougall 2/11/04
West Pointe Homes 2/11/04
Briggs 2/18/04
Gratiot Woods 2/18/04
North Woodbridge 2/25/04
Puritan/Lodge/Parkside/Petoskey 3/31/04

Garden Court Apartments 4/2/04
Belle Harbor Estates 4/21/04
Jefferson/Woodbridge/Franklin 4/28/04
West Town 1 5/12/04
Six Oak 6/23/04

The use of Payments in Lieu of Taxes (PILOT) has the effect of lowering housing costs in subsidized projects, thus making housing more affordable. City Council authorized PILOTS for all projects listed on Exhibit III.

SECTION VIII

CONTINUUM OF CARE

The Detroit Continuum of Care (CoC) framework under which the City of Detroit developed a strategy for addressing homelessness was formulated during 1994-1995 by the Mayor's Task Force on Homelessness. The Task Force, after identifying which gaps existed in the provision of services to the homeless, developed this strategy to reduce homelessness in the City of Detroit. Its mission culminated in the publication of "**A Home for Every Detroit**", the City's official framework plan.

The City of Detroit's Department of Human Services in collaboration with the Homeless Action Network of Detroit (HAND) serves as the Detroit Continuum of Care planning and coordinating body. The CoC encompasses the cities of Detroit, Highland Park and Hamtramck, Michigan. The CoC approach is to structure a delivery system that is intended to move away from a stop-gap crisis orientation process and to evolve into a coordinated, collaborative, holistic system for implementing an effective mean of preventing homelessness. Monthly meetings are held to share information and to continue developing strategies to reduce the incidences of homelessness. HAND's organizational structure includes several subcommittees, which coordinate efforts to strengthen the Continuum.

The Detroit Continuum of Care maintained the existing stock of transitional and permanent housing projects by applying for project renewals through the 2004 Supportive Housing Program. This strategy insured that 491 units of transitional housing, 95 units of permanent housing remained in Detroit. The CoC also requested funding an additional 35 units of permanent supportive housing for Detroit's chronically homeless. Additionally, 334 units of new permanent housing are under development.

A second strategy was to identify and use mainstream resources for the special needs population. Three years ago the City of Detroit launched the Career Initiative Center, a collaborative employment and training project designed to get homeless adults back to work, including the provision of intensive outpatient substance abuse treatment services provided by Mariners Inn, a partner in the project. Cass Community became a new sponsor of the Career Initiative Center and provided culinary arts training for the homeless. Simon House, a transitional housing project for persons with HIV/AIDS applied for a one-year renewal to continue services to this population.

Outreach efforts are made to reach the homeless living on the streets. During the winter, outreach vans provided transportation to street people to three overnight warming centers. In addition, a 24-hour walk-in center and two rotating churches work with this population.

Last year, a collaboration between the Downtown Detroit Partnership, Department of Human Services, Northeast Guidance Center and COTS started the "Loose Change for Real Change" initiative, which provides street outreach to the street homeless population, most who have a disability and who meet HUD's definition of chronically homeless.

SECTION IX OTHER ACTIONS

IX. 1 EVALUATING AND REDUCING LEAD-BASED PAINT HAZARDS

It has been determined that the majority of the City of Detroit's housing stock is built before 1978. The Department of Housing & Urban Development (HUD) has determined that any dwelling unit built before 1978 is considered target housing (i.e., there is a high likelihood that there is lead based paint in these units). As a result, several regulations governing the use of HUD funds in the renovation, repair or alteration of housing units has been enacted to address Lead-Based Paint hazards in those dwelling units. These regulations are designed to eliminate exposure to Lead-Based Paint hazards to children six years of age and under where Lead poisoning poses its highest risk.

To meet these regulatory requirements, as well as to address the hazards caused by deteriorating Lead-Based Paint, the City of Detroit, through its Planning & Development Department, Housing Services Division; Buildings and Safety Engineering (BS&E); and Environmental Affairs all collectively meet with the Health Department in a unified coalition of partners, focused on addressing lead hazards and childhood poisoning. The Planning and Development Department must inspect and address lead hazards in all properties, in our various home repair programs, where the repair costs exceed \$5,000.00. The various City Departments, under the leadership of the Mayor's office form the Mayor's Emergency Lead-based Paint Task force in, May 2002 to provide a forum to address lead hazards in the City of Detroit. In addition, the Department convened five (5) citywide Town Hall meetings to provide educational awareness, information, resources, and programs to assist Detroit residents in addressing lead. In short, addressing lead is a major priority for the Housing Services Division, the Planning and Development Department and the Mayor's leadership priority commitment.

Two (2) of P&DD programs, the City-Wide Lead Reduction Program and the CHILD-HELP program were recently advertised in the Michigan Chronicle, informing the community of grant funding opportunities that are available for lead-related home repair assistance. The Department also participates on the Detroit City Council Public Health and Safety Task Force, and regularly provides as update on the Departments achievements and accomplishments in the area of lead hazards. P&DD personnel also participate on the Governors "Call to Action" Lead Task Force that addresses lead hazards and childhood lead poisoning. We also are working with our State legislature, other lead advocates, and community stakeholders on various bills and code enforcement tools to mandate landlords to address lead.

In addition, all of the City departments listed above, along with various community lead advocates and stakeholders, are presently working closely with the Detroit Health Department on a 2010 Strategic Lead Elimination Plan for 2010 for the City of Detroit.

To date, the total amount of units made Lead safe in the City of Detroit utilizing federal funds exceeds 500. These include over 250 projects through the City's Lead-Based Paint Hazard Control Project and over 350 projects through various programs under the Planning & Development Housing Services Division. The Planning & Development Department continues to be committed to addressing Lead-Based Paint hazards through its residential rehabilitation programs.

The City of Detroit's Health Department Lead Poisoning Prevention and Control (LPPCP) inspectors conducted 276 home inspections for lead hazards. These inspections were conducted with X-Ray Fluorescence instruments. There were 369 children under the age of six residing in the homes. Of the 369 children living in the homes that received lead inspections there were 323 children (88%) enrolled in Medicaid.

The lead hazard investigation begins in the home of children identified with a blood lead level (BLL) of 10 (or greater) micrograms per deciliter of blood (ug/dl). Health education is provided to the family by a public health nurse from the Detroit Health Department.

For children with a BLL of 20 mcg/dl or higher, a State certified Lead Inspector/Risk Assessor conducts an inspection of the home to identify dangerous lead hazards. The primary lead hazards result from deteriorating lead-based paint that is peeling, flaking or chalking. Young children frequently put their hands and toys in their mouth with the leaded dust on them. The other normal behavior of young children that can result in lead poisoning is when children chew on leaded surfaces such as window sills, or impact surfaces.

At the conclusion of the inspection, the inspector informs the parent/guardian of all identified lead hazards and how to protect the children from further lead exposure. The inspector specifies which hazards are the parent's responsibility to address, and which hazards are the responsibility of the homeowner. The property owner is notified in writing of all identified lead hazards, the locations and requirements for correction.

SECTION IX OTHER ACTIONS

IX. 2 IMPROVING PUBLIC HOUSING AND FOSTERING RESIDENT INITIATIVES

The Detroit Housing Commission plays a key role in providing affordable housing for the City's low and very low-income residents. It has designed programs to meet the social, educational, and health needs of residents in housing sites throughout the City. Because of the Commission's importance to the City, HUD requires that the CAPER include a commentary on its efforts to improve public housing and foster resident initiatives.

The Commission assists the City in its effort to provide and maintain affordable housing for its low and very low-income residents whose only alternative is federally subsidized housing. Residents who live in publicly subsidized units are generally limited to Section 8 standard of 30% of the household's income.

The Detroit Housing Commission is committed to service with competency, ethics, and integrity, to low and moderate income residents of the City of Detroit in the delivery of: affordable housing opportunities of high quality construction; revitalized and stable neighborhoods; opportunities for growth and economic freedom; opportunities for partnerships with foundations and public entities, to maximize the designated resources through innovative programs, and the efficient and effective management of resources generated.

The Commission provided the following programs and initiatives for the 2003-04 fiscal year:

Resident Services

- Two homes were sold through DHC's Scattered Sites Homeownership program. Six residents have recently signed purchase agreements and paid "good faith" deposits in order to purchase a home under this program.
- A pro-literacy center was opened at Brewster Douglas.
- Project Reach (Drug Prevention, Cultural Enrichment) was developed at Jeffries Homes and Smith Homes.
- Sponsored by the Department of Health, a summer lunch program was held at Jeffries Homes, Smith Homes, Brewster Douglass, and Charles Diggs Homes.
- Girl Scouts of America hosted girls, aged 5-17 years old, during the summer at Brewster Douglass and Smith Homes.
- DHC residents volunteered with DHC employees to clean various sites for "Motor City Makeover."

- 24 DHC residents participated in the Nurses Assistant Training Program through the American Red Cross.
- Resident Council held elections in June. Wayne State University was the third party observer to assure complete election compliance and fairness.

Modernization

- Making Detroit Lead-Safe: “One House at a Time“ brochures were produced and distributed.
- Lawrence Technological University—Urban Design Studio/DHC Project was implemented to develop the Master Plan of the build-out for the Villages at Parkside.
- Inspected and/or abated more than 200 Detroit homes for lead.
- Economic Development and Community and Self Sufficiency Requirement.
- JOBNET, who had staff at Jeffries Homes, Villages of Parkside, and Brewster Douglass, made 343 job referrals and 23 job placements.

Assisted Housing Division (Section 8)

DHC partnered with the City of Detroit Planning and Development Department to offer the “American Dream Down Payment Initiative (ADDI),” helping to make homeownership a reality for many Section 8 participants.

HOPE VI

The CISCO Academy training began for 12 former Jeffries residents. After successful completion of the program, participants will qualify for jobs in computer networking, repair and reprogramming.

SECTION X LEVERAGING RESOURCES

Other sources:

Economic Development Initiative (EDI)

The EDI provides grants to local governments to enhance both the security of loans guaranteed through the Section 108 loan program and the feasibility of the economic development and revitalization projects financed. New Amsterdam's EDI of \$1.8 million is leveraged against Section 108's New Amsterdam \$9.7 million loan.

Section 108 Loan Program

The Section 108 program provides communities with a source of financing for economic development, housing rehabilitation, public facilities and large-scale physical development projects.

Central Industrial Park	Caraco
Garfield Project	Riverbend Project
Michigan Repacking	Stuberstone Project
Ferry St. Project	New Amsterdam Project

Historic Tax Credit

Federal tax incentives are available to stimulate private investment in the rehabilitation of historic structures.

Low Income Housing Tax Credit

July 2003 to June 2004. The following projects received low income housing tax credit:

Devin Apartments	42 units	\$3,853,523
Woodbridge Estates Apartments IV	10 units	\$4,110,009
Woodbridge Estates Apartments III	10 units	\$2,968,706
Woodbridge Estates Apartments V	10 units	\$5,913,582

Brownfield Economic Development Projects

October 2003. In Detroit, the former Federal Department Store at Greenfield Road and Grand River Avenue is to be converted from an empty 127,000 square-foot store into a multilevel venue for restaurants, salons, music, clothing and jewelry stores, plus a virtual-realty arcade and entertainment center.

November 2003. Vitec L.L.C. which designs, manufactures and assembles plastic fuel tanks, plans a \$20.6 million expansion in the Clark Street Technology Park, former location of General Motors Corporation Cadillac plant.

November 2003. Huber-Manchester Investments plans to initiate the first phase of the redevelopment of the I-94 Industrial park in Detroit. The company will build a 300,000 square-foot building for manufacturing service, light assembly and warehousing. A brownfield single business tax credit of up to \$1.5 million was approved for the project.

November 2003. Curis Group L.L.C., a Detroit development company, is working in partnership with Eastside Land Inc. to redevelop blighted commercial and residential properties at Mack Avenue and Alter Road. The \$8.5 million project is to include a 55,000 square foot multiuse retail center, with creation of as many as 200 new full-time jobs.

December 2003. Brownfield single-business tax credit. Michigan Economic Growth Authority approved a brownfield single-business tax credit of up to \$1 million for Residential Detroit, Inc. to build 59 residential units in 13 buildings near Sheridan and St. Paul streets on the City of Detroit east side.

March 2004. Brownfield single-business tax credit. The Family Dollar Stores of Michigan Inc. have been approved a brownfield single-business tax credit of \$77,766.00. The Family Dollar Stores of Michigan Inc., plans a 10,000 square foot store on contaminated and blighted property at 6300 W. Vernor on the City of Detroit southwest side.

March 2004. Brownfield single-business tax credit. The Jefferson Park North LLC is to receive \$1 million tax credit for plans to build 123 homes at Charlevoix, St. Jean and Lemay streets on Detroit's east side.

City of Detroit Downtown Improvement Projects

July 2003. Lower Woodward Improvement Program is to improve the overall image of the Detroit Region, add 900 residential units, open 50 new small businesses and establish attractive and safe public areas.

Grants and Contributions received for Lower Woodward Program

-Kresge Foundation	\$ 7 million
-Detroit Renaissance Inc.	\$25 million
-Detroit Economic Growth Corp	\$ 3 million
-Hudson-Webber Foundation	\$ 3 million

Detroit Riverfront Conservancy Project

McGregor Fund: \$2 million grant

East Riverfront Conservancy Project

-Detroit Renaissance Inc. - \$12 million grant

West Riverfront Conservancy Project (from Joe Louis Arena to the Ambassador Bridge)

-Community Foundation of Southeast Michigan - \$100,000 grant

-Michigan Economic Development Corp. - \$50,000 grant

-Detroit International Bridge Co. - \$10,000 grant

Campus Martius Park Conservancy Project

-Detroit Renaissance Inc. - \$2.7 million

Federal Reserve Bank of Detroit

February 2004. The \$79.5 million reserve Detroit branch is expected to employ 275 workers handling check clearing, currency processing, economic analysis and conferences. It is to be on a 17- acre site between Dequindre Avenue and Russell Street, north of Forest Avenue and south of Warren.

Foundations

McGregor Fund

Coalition on Temporary Shelter

Detroit, MI

December 2003

\$250,000

A grant of \$250,000 to support general operation of the Emergency Shelter at 26 Peterboro during the 2003-2004 fiscal year.

Gleaners Community Food Bank, Inc.

Detroit, MI

September 2003

\$75,000

A grant of \$75,000 to support the first year of the Balanced Plate project, a three year initiative in collaboration with Forgotten Harvest to increase the amount and quality of free food directed to three areas of Detroit with high poverty.

Simon House

Detroit, MI

December 2003

\$75,000

A grant of \$75,000 to support continued operation of its emergency shelter, independent living center and continuing care programs.

Southwest Counseling and Development Services

Detroit, MI

December 2003 *\$48,000*

A grant of \$48,000 to support the renovation and furnishing of a new facility for Go-Getters, a drop-in center in southwest Detroit for homeless persons.

United Way Community Services

Detroit, MI

December 2003 *\$52,000*

A grant of \$52,000 to support the 2003 Torch Drive.

Henry Ford Health System

Detroit, MI

December 2003 *\$75,000*

A grant of \$75,000 to support establishing the Detroit Wayne County Health Authority, for which the System is acting as fiscal agent until the Authority is legally established.

Neighborhood Service Organization

Detroit, MI

December 2003 *\$25,000*

A grant of \$25,000 to support the acquisition of medical equipment and supplies for use by a health care professional at the 24-Hour Walk-in Center.

Detroit Historical Society

Detroit, MI

September 2003 *\$75,000*

A grant of \$75,000 to support its work on behalf of the Detroit Historical Museums.

Cornerstone Schools Association

Detroit, MI

December 2003 *\$162,500*

A two year grant of \$162,500 to support the Cornerstone Institute, a new program intended to meet the professional development needs of new and continuing faculty and strengthen school-wide curriculum.

Warren/Conner Development Coalition

Detroit, MI

December 2003 *\$68,500*

A grant of \$68,500 to support a parent involvement initiative at Joy Middle School, as part of its Youth on the Edge...of Greatness (YOE).

Detroit 300 Conservancy

Detroit, MI

December 2003 *\$225,000*

A three year grant of \$225,000 to support the operation and programming at Campus Martius Park, to open in downtown Detroit in 2004.

Detroit Riverfront Conservancy

Detroit, MI

September 2003

\$2,000,000

A grant of \$2,000,000 to support development of the RiverWalk as part of an overall initiative to redevelop Detroit's riverfront (paid over five years).

Greater Downtown Partnership, Inc

Detroit, MI

December 2003

\$75,000

A grant of \$75,000 to support its activities to improve Eastern Market, Lower Woodward and downtown housing, while planning the future role for the Partnership in relation to Detroit Downtown, Inc., Detroit Economic Growth Corporation and other organizations working to strengthen greater downtown Detroit.

Greening of Detroit

Detroit, MI

December 2003

\$66,000

A grant of \$66,000 to support the creation of an Urban Farm Park in southwest Detroit, in collaboration with the Capuchin Soup Kitchen, Detroit Agricultural Network, O.W. Holmes Elementary School and other nonprofit organizations.

Volunteer Accounting Service Team of MI

Detroit, MI

December 2003

\$50,000

A grant of \$50,000 to support the Tax Assistance Program.

John S. and James L. Knight Foundation
July 2003 to June 2004

Mexicantown Community Development Corporation

\$ 700,000

(Detroit, Mich.)

To expand the business incubator program as part of the new Mexicantown International Welcome Center, Mercado and Public Plaza.

This grant funds a program designed to assist budding and established entrepreneurs and provides limited capital support to the Mercado (market) at Mexicantown. The business support center will include a training program with courses developed by the State of Michigan Small Business Program. After three years, this project is expected to have

created at least 80 new businesses, provided a flow of businesses for the Mercado and created up to 190 new jobs stemming from these businesses. The grant helps create workforce development opportunities, increasing access to self-employment opportunities and increasing the projects supported by Community Development Corporations.

Focus: Hope \$ 250,000
(Detroit, Mich.)

To create a five-year community development strategic plan and prepare a facilities concept plan for the former Bell Building, an anchor neighborhood structure.

University Cultural Center Association \$ 250,000
(Detroit, Mich.)

To increase the vitality of the neighborhood through the enhancement and creation of positive community assets for the Greenway and Commercial Corridor Improvement initiatives and pre-development activities related to mixed use development on Woodward Avenue.

People's Community Services of Metropolitan Detroit \$ 200,000
(Detroit, Mich.)

To expand the facilities of the Delray Neighborhood House by creating a new, attractive community asset that will increase the number of positive activities available to residents.

Southwest Detroit Business Association \$ 200,000
(Detroit, Mich.)

To help implement the comprehensive neighborhood development program, Business Building Community-Community Building Business.? This project reflects the foundation's intent to enhance neighborhood assets.

Detroit Community Initiative \$ 154,600
(Detroit, Mich.)

To identify projects that intersect effectively with overarching community development initiatives by providing training on community mapping systems and data collection by community development corporations in six Detroit neighborhoods.

Neighborhood Centers Inc. \$ 150,000
(Detroit, Mich.)

To increase the vitality of the neighborhoods through the enhancement of positive community assets by renovating the All Saints Neighborhood Center and expanding the

programs offered there.

Detroit 300 Conservancy \$ 100,000

(Detroit, Mich.)

To help launch and provide for maintenance and events programming of Campus Martius Park in downtown Detroit.

Mosaic Youth Theater of Detroit \$ 800,000

(Detroit, Mich.)

To enhance and expand youth programming and provide funds for leasing a new performance venue.

This grant will provide \$600,000 for programming and \$200,000 for leasing a new main performance venue. Mosaic has entered into a 10-year agreement with the new University Preparatory High School for both an office and performance/training site. The organization will also form a partnership with the Detroit Institute of Arts. These collaborations will enable Mosaic to provide joint program development and marketing efforts with the Detroit Institute of Arts.

The Arts League of Michigan \$ 700,000

(Detroit, Mich.)

To provide program support and limited capital support to the Arts League of Michigan during the construction and implementation of its new Cultural Arts Center.

The grant enables the Arts League of Michigan to expand and increase its program offerings through construction of The Cultural Center. The center will provide performance, rehearsal, studio, classroom, gallery, retail, café and office space, with a connected courtyard theater with seating for 270 people, at an acquired site within the University Cultural Center of Detroit. This project directly addresses the Detroit funding priority of increasing access and diversity in arts and culture in Southeast Michigan.

Music Hall Center for the Performing Arts \$ 400,000

(Detroit, Mich.)

To relocate and expand the annual Detroit Jazz and Musical Festival, increase audience and participant diversity and create economic impact in downtown Detroit.

Funds will be used to move the Detroit International Jazz Festival from Hart Plaza to Detroit's sports and entertainment district and greatly increase the ability to better serve the region. Funds will be used for all aspects of production and expansion of the festival. This grant supports the foundation's efforts to assist arts and cultural organizations to be more representative of the minority populations in Southeast Michigan.

Detroit Symphony Orchestra \$ 250,000

(Detroit, Mich.)

To increase access and diversity within arts and cultural organizations for the Community Arts Partnership Program.

Sphinx Organization

\$ 250,000

(Detroit, Mich.)

To increase access and diversity within arts and cultural organizations for the annual Sphinx classical strings competition and to create a strategic and implementation plan for a permanent Sphinx Symphony Training Orchestra.

Arab American and Chaldean Council

\$ 800,000

(Detroit, Mich.)

To help purchase, renovate, equip and operate a Youth Leadership Training and Recreation Center as part of a comprehensive community development initiative in an Arab-Chaldean neighborhood in Detroit.

This grant will be used to help purchase, renovate and equip the Youth Leadership Training and Recreation Center. The center will serve the residents of the 7 Mile/Woodward neighborhood as well as students from area public and private schools. An important dimension of the Center's activities is its approach to addressing issues of cultural misunderstanding. This grant aims to increase the neighborhood amenities accessible to residents of the 7-Mile Woodward neighborhood.

SECTION XI CDBG NARRATIVE

Assess the relationship of the use of CDBG funds to the priorities, needs, goals, and specific objectives identified in the Consolidated Plan, including an analysis of the extent to which CDBG funds were distributed among different categories of housing needs identified in the consolidated plan.

The City has identified the priorities, strategies, needs, and objectives that are directly related to the approved CDBG project activities. All approved projects must meet one or more of the priorities and strategies, and must address one or more needs objectives.

During Program Year 2003-04, funding was used to meet the needs as stated in the City's Five Year Plan:

- To provide affordable housing for low/moderate income persons, the elderly, and those that are homeless;
- To provide handicapped services, transportation, substance abuse, employment training, health, elderly, and youth services;
- To rehabilitate a facility housing one or more public service activities;
- To provide water/sewer improvements, street improvements, sidewalks, and flood drain improvements;
- To provide commercial improvements and assistance to businesses;
- And to demolish dangerous, abandoned, vandalized structures and boarding of a structure to prevent trespass prior to demolition.

In the City's ongoing efforts to meet the needs of its low/mod income residents, the following services were provided for City residents:

Funds were allocated to community organizations for the rehabilitation of single and multi-family residences citywide; emergency home repairs; senior home repairs; home ownership and home investor programs; and for the construction of new housing.

Detroit youth were provided the following programs: Arts and crafts; childcare and support services for children with HIV+/AIDS; counseling; crime prevention; cultural enrichment; mentoring; engineering and related sciences; and tutorial programs. These programs target and deter children who would otherwise be considered "at risk".

Funds were allocated to Caregivers, Community Health Awareness, H.E.L.P., Wellness House, and Simon House to assist persons living with HIV+/AIDS. The City's Health Department provided case management; clothing; housing placement; meals; rental

assistance; transportation; and other supportive services to individuals who tested positive for HIV+/AIDS.

Caregivers Homeless Services, Child Care Coordinating Council, Coalition on Temporary Shelter, Detroit Rescue Mission, and other organizations were allocated funding to provide assistance to homeless individuals. Aftercare; clothing; health care; homeless prevention services; meals; legal services; transportation; and other supportive services were provided to homeless individuals.

All of the above activities were provided in accordance with federal guidelines and the 2003-04 Action Plan, and implemented in accordance with consolidated plan objectives.

Describe the nature of the reasons for any changes in program objectives and indications as to how the City would changes its program as a result of its experiences.

The City has adhered to the HUD's Primary Objectives and the priorities, strategies, needs, and objectives set forth in its Consolidated Plan. There have been no changes in program objectives.

Assess City efforts in carrying out the planned actions described in its Action Plan, as part of the city's certifications that is following a current HUD-approved Consolidated Plan.

The City was able to carry out its planned actions as set forth in the HUD Consolidated Plan. The City pursued all resources that the grantee indicated it would pursue, provided requested certifications of consistency for HUD programs, in a fair and impartial manner, and did not hinder Consolidated Plan implementation by action or willful inaction.

If grantee funds are not used exclusively for the three National Objectives, or if the City did not comply with the overall benefit certification, a narrative explanation must be included to address these issues.

All CDBG funds were used to implement the national objectives in accordance with the regulations governing the CDBG grant program. Over 75% percent of the funds expended were used to assist low and moderate-income persons.

If any activities specified for the program year involve acquisition, rehabilitation, or demolition of occupied real property, a narrative must be submitted that identifies the activities and disposition.

During Program Year 2003-04 there were no reported households, businesses, farms, or non-profit organizations being displaced because of acquisition, rehabilitation, or demolition of occupied real property.

Provide additional narrative analysis to show that the City:

Pursued all resources that the grantee indicated it would pursue:

Through a series of Federal and State resources the City of Detroit implemented its strategy to meet the need of its residents. In addition to the CDBG, HOME, ESG, and HOPWA programs applied for by the City of Detroit Planning and Development Department (PDD), the Detroit Housing Commission, Human Services Department, and the Detroit Health Department received grants to carry out their strategies. Some resource examples are shown below:

1. Detroit Housing Commission:
 - Demolition grants for various housing projects
 - HOPE VI Implementation of grants for various housing projects
 - Lead Based Paint Abatement grants
 - Shelter Plus Care
 - Empowerment Zone
2. Human Services Department:
 - Supportive Housing Program
 - State ESG funds
 - MSHDA Housing Resource Fund
3. Detroit Health Department:
 - Bureau of Substance Abuse
 - Michigan Department of Public Health
 - Ryan White CARE Program
 - Center for Disease Control

Provided requested certifications of consistency for HUD programs, in a fair and impartial manner, for which the grantee indicated it would support application by other entities:

The Planning and Development Department handles all certifications of consistency to the HUD Consolidated Plan. These consistency letters are approved by the department director and given to the applicant. The P&D Department also maintains a file copy of the letter. During the 2003-04 program year, 12 letters of consistency were issued to various entities.

Do not hinder Consolidated Plan Implementation by action or willful inaction:

The Consolidated Plan was implemented without hindrance during the 2003-04 program year.

CDBG, ESG, and HOPWA funds were expended to prevent individuals or families from becoming homeless, or from experiencing a recurrence of homelessness.

CDBG and HOME funds were expended to construct and rehabilitate single and multi-unit dwellings citywide.

CDBG funds were expended on public service activities that provided the following: Senior citizen services, homeless shelters, and other homeless services, disabled services, housing counseling, neighborhood services, literacy, substance abuse, transportation, parenting, food services, youth services, legal services, and HIV+/AIDS services.

The services provided meet the strategies discussed in the City's five-year action plan.

SECTION X1 CDBG NARRATIVE

SECTION X1(1.) CDBG FINANCIAL SUMMARY

I. PROGRAM INCOME

Total program income to revolving funds

a. Commercial Area Stabilization	\$58,829.00
----------------------------------	-------------

Float Funded activities amounts repaid	\$ 0.00
---	---------

Other loan repayments by category;

a. Housing Rehabilitation (Principal and interest payments to Comerica Mortgage Corporation)	\$ 0.00
--	---------

b. Economic Development (Economic Growth Corporation)	\$ 0.00
--	---------

Income received from sale of property by parcel	\$7,051.00
--	------------

11426 Whithorn	11704 Littlefield
12146 Whithorn	12146 Whithorn
7627-29 Kipling	3672 Hancock
510 Marlborough	3328 Hendricks
2524 Virginia Park	13342 Marlowe
15838 Turner	12735 Greenlawn
7023-31 Longyear	10210 Traverse
14140 Washburn	446 Kitchner
7025 Mebury	18966 Evergreen
8950 Griggs	5744 Iroquois

II. PRIOR PERIOD ADJUSTMENTS

a. Repayment Demolition Float	\$ 0.00
b. Repayment CIP Float	\$ 0.00

III. LOANS AND OTHER RECEIVABLES

Float funded activities outstanding as of June 30, 2004.

a. Demolition Float	\$ 45,283,720
b. Central Industrial Park	\$ 2,807,435

Total number of loans outstanding and principal owed as of June 30, 2004.

a. Residential rehab (Weststar)	
Loans outstanding	78
Principal balance	\$6,349,093.63
b. Economic development loans (EGC)	
Loans outstanding	7
Principal balance	\$ 853,260.45

Section 108 guaranteed loans outstanding as of June 30, 2004.

	<u>Principal</u>	<u>Interest</u>
Central Industrial Park	\$ 0	\$ 0
Caraco	\$6,105,000	\$ 504,866
Garfield Project	\$1,945,000	\$1,066,647
Riverbend Project	\$1,150,000	\$ 560,232
Michigan Repacking	\$1,290,000	\$ 41,001
Stuberstone Project	\$ 330,000	\$ 166,050
Ferry Street Project	\$2,900,000	\$1,835,793
NewAmsterdam Project		\$7,887,264

Outstanding loans that are deferred or forgivable:

There are 39 outstanding DNIC Loans (Detroit Neighborhood Investment Corp.).
The principal balance as June 30, 2004 is \$299,784.37.

There are no outstanding Nuisance Abatement loans.

III. LOANS AND OTHER RECEIVABLES

Total number and amount of loans in default and for which the balance was forgiven or written off during the period July 1, 2003 - June 30, 2004.

Residential rehab (Comerica Mortgage)
Number forgiven or written off 0
Amount forgiven or written off \$ 0.00

Economic Development (EGC)
Number forgiven or written off 0
Amount forgiven or written off \$ 0.00

Parcels acquired or improved with CDBG funds that are available for sale as of June 30, 2004.

CDBG funded parcels available for sale 2,704

Lump Sum Drawdown agreements: None

SECTION XI CDBG NARRATIVE

SECTION XI(2.) NEIGHBORHOOD REVITALIZATION STRATEGY EMPOWERMENT ZONE) PROGRESS

The Empowerment Zone had the following accomplishments during fiscal year 2003-2004:

Sustainable Community Development

The Empowerment Zone Development Corporation continues to support community development efforts in the EZ by supporting the following initiatives:

Innovation Fund

The Innovation Fund of the Detroit Empowerment Zone consists of 10 million dollars which has been set aside from the Zone's full 100 million dollar grant to underwrite programs and projects developed primarily by neighborhood-based organizations to improve conditions where they live. The current reporting period saw a continuation of many of these programs which were in process when they were described last year. In addition, several new programs were added during the current reporting period. Following is a partial compendium of Innovation Fund programs and projects that the Zone has supported:

Moore Community Council

This community-based organization whose name is an acronym which stands for Mobilizing Our Own Resources and Energy successfully oversaw the transformation of the old Bradby Recreation Center Playfield into a state-of-the-art athletic and football field for use by local youth and residents. Importantly the new field has also become the first football field in the 87 year history of Northern High School which the school's team can call its "home" football field.

CLEAN AND SAFE PROGRAMS

Emergency Services Center

The long-awaited groundbreaking for Detroit's Emergency Services Center-Southwest (ESC-S) took place on Wednesday, November 5. The new \$14 million facility that will be built in the 4700 block of W. Fort Street has been on the drawing board for eight years. When it opens in January 2005, it will house consolidated operations of the Police Department's 3rd and 4th precincts and the Fire Department's Engine Company no. 27 and

Ladder Company No. 8 as well. The 60,000 square foot ESC will also include a satellite office for the Detroit Municipal Parking Department.

Greater Corktown Development Corporation Recycling Project

The vision for a neighborhood recycling program in Greater Corktown was an expansive plan for building a recycling program from the ground up. Here, finally in Detroit, would be a community recycling project that would have a sorting center, a volunteer-staffed drop-off location, as well as commercial and residential pickup. The neighborhood would embrace this project and really make it work, and people would want to recycle because they would recognize the value to them, their neighbors, their city and their environment. In retrospect, this project demanded a lot from a community organization, but then, this was a group that could handle the challenge. But to make a good idea like a recycling program work, Greater Corktown Development Corporation (GCDC) needed money, committed volunteers, and community residents willing to change their ways when it came to their trash. The Empowerment Zone Development Corporation's Innovation Fund provided the cash. By September of last year, a group of more than a dozen volunteers established and maintained a monthly drop off across from the old train station. About 120 households are committed to recycling and that number is building.

Urban Space Initiative – Greening of Detroit

The Central Empowerment Zone Urban Space Initiative Project is spearheaded by the Central City Alliance, a coalition of business owners. The Alliance initiated the Fight the Blight campaign in and helped remove illegal dumping debris, overgrown foliage and abandoned tires in order to transform vacant city lots into living, green spaces. Through Fight the Blight, the Alliance has removed 57,000 pounds of debris. About a year ago, Brophy Engravers, an Alliance member, suggested partnering with The Greening of Detroit's Urban Space Initiative Program to expand upon the Alliance's environmental improvement strategy. The project was a huge success with over 120 community volunteers committing their time and hard work to make the community clean and green again. Alliance members donated equipment and resources. New Center Stamping and Ferrous Processing and Trading Company donated the heavy equipment needed to remove illegal dumping debris.

Community Policing

The Empowerment Zone Development Corporation has invested \$8 million in a partnership with the Detroit Police Department to implement a community-policing program in Empowerment Zone neighborhoods. Community policing rests on the principle of resident involvement. Citizens can successfully reduce crime by focusing on the issues and conditions that attract or repel crime and work with the police, other law enforcement agencies and city departments whose functions are linked to the quality of life and safety of neighborhoods.

HEALTHY AND SMART PROGRAMS

The Reach Detroit Program

Finding a way to slow the incidence of diabetes in Detroit is the concern of the REACH Detroit Partnership. REACH, which stands for Racial and Ethnic Approaches to Community Health, is a national organization bent on lowering the high incidence of diabetes in the African-American and Hispanic communities where the risks are staggeringly high. With a \$182,200 grant from the Detroit Empowerment Zone, REACH Detroit serves the east and southwest regions of the Detroit Empowerment Zone.

Clark Park Coalition Community Outreach Program

With \$200,000 from the EZDC, the organization engaged 1,555 residents in recreational and educational programs during the first year it received Empowerment Zone funding and 463 more thus far this year. Aside from hockey, the Coalition's sports and recreational programs include open ice-skating, golf, tennis, baseball, soccer and fitness training. Several, such as volleyball, family ice-skating and indoor board games, are intergenerational.

Urban Solutions, Inc.

Urban Solutions, Inc. produced the video with a \$50,000 grant from the Empowerment Zone Development Corporation (EZDC) to promote a HIV/AIDS public awareness and prevention strategy for seniors, beginning with Detroit's east side. Urban Solutions, Inc. formally launched its public awareness effort on World AIDS Day, Monday, December 1, 2003 at Mayflower Congregational United Church of Christ. "Seniors at Risk: Sex, Drugs & HIV", which anchors the campaign, was unveiled during a two-hour program. The public awareness campaign's theme is "Protect Yourself All the Time, Every Time".

LIVING AND WORKING PROGRAMS

Freedom House: Employment, Training and More

Freedom House, a shelter in southwest Detroit, is one of only two agencies in the nation providing 'wrap-around' services to refugees seeking asylum. These refugees are given U.S. government protection because they would be persecuted in their native land. For the past 21 years, Freedom House has served refugees from as many as 80 different countries. Men, women and children from more than 40 countries annually receive asylum at Freedom House, benefiting from services such as legal representation to even more practical needs such as food, clothing, shelter, health care, education and job training. Freedom House is located in a former convent at St. Anne's Catholic Church where, at any given time, there are 35-40 clients in residence. Making effective use of its

\$40,000 grant from the Empowerment Zone, Freedom House pays tuition for education and job training to prepare clients when they enter the U.S. job market.

School Based Health Centers

Through funding from the Empowerment Zone Development Corporation and the support of various community partnerships, the school-based health centers program is succeeding daily in meeting the health needs of Detroit Public School children. School-based health centers operate in a total of 22 Detroit Public Schools sites, six of which are Empowerment Zone schools. They also operate one mobile health unit, which serves over 30 schools in the Empowerment Zone.

COMMUNITY BASED EMPOWERMENT ZONE PROGRAMS

Down Payment Assistance Program

During the past year the Empowerment Zone Development Corporation established a special program designed to create home ownership opportunities for 150 families in the Detroit EZ. These opportunities take the form of non-repayable \$3000 grants to eligible applicants who qualify to purchase homes in the EZ. In addition to the grants, homeownership counseling is also provided to the prospective new homeowners.

Empowerment Zone Home Repair Program

The Empowerment Zone Residential Home Repair Program is designed to assist zone residents to complete a maximum of \$10,000 in home and property repairs and improvements. Resident participants must own and reside in their home. The EZ Home Repair Program is an investment of \$3,000,000 and will provide home repairs for 300 residents. Eligible repairs will include: furnaces, water heaters, porches, exterior stairs, roofs, security doors, wheel chair ramps, tree removals, sidewalks, garage demolitions, exterior security lighting and yard fencings.

SECTION XII HOME NARRATIVE

All Grantees Receiving HOME Funds Must Submit the Following Narrative Information:

An analysis of the extent to which HOME funds were distributed among different categories of housing needs identified in its approved Consolidated Plan.

The City of Detroit offers to City of Detroit residents four of the five optional programs allowed by HOME regulations. The Mayor and Detroit City Council allocate funds to finance program activities and projects proposed by the Planning and Development Department for the HOME Program. Multi-family rental units and Single-Family homeowner assistance properties are developed by for profit and CHDO not for profit Developers. Both types of developers produce new construction and rehabilitation projects that assist the City with meeting its affordable housing needs. The Tenant Based Rental Assistance Program (TBRA) is also offered to lessen the rent burden of low-income tenants by subsidizing the rent paid to landlords who provide existing market rate housing opportunities. Funding is also provided to CHDO Developers to supplement their operating costs and to strengthen their capacity as developers.

The following is a breakdown of the distribution of HOME funding according to a variety of affordable housing needs:

Program Name	Budgeted Amount	Housing Need
Home Investor/CHDO Rental Developments	\$30,158,780	small and large families at 40-60% of median income
HOME TBRA	\$493,900	tenants from 0-50% of median income
HOME Homebuyer	\$1,280,100	homebuyers 60-80% of median income
Total Funds	\$31,932,780	

The majority (96%) of Home funds were budgeted for the Investor Rental Program which provides below-market rate loans to for profit Investors and CHDO developers for the acquisition/rehabilitation and new construction of rental property. Many of the properties are located within the empowerment or enterprise zone neighborhoods and thus benefit from a variety of financing tools that make the projects economically feasible to develop and operate affordable new and existing units. Nine rental projects were completed with \$12,642,000 in HOME leveraged assistance resulting in 436 completely refurbished or new housing units. The completed projects provided a range of unit types suitable for a

variety of family sizes. At least 20% of the units are rented at rates that are affordable to families at 50% of the median income. The balance of the HOME rental units are affordable to tenant households at 60% of the median or less. In the project pipeline for fiscal year 2003-04, the Investor Program funded \$30,158,780 for Rental Development projects that are currently under construction or waiting for loan closings. Investment from the private sector will leverage the City's HOME dollars with \$111,763,994 to develop 1188 affordable units for renters at or below 60% of the median.

HOME homebuyer assistance in the amount of \$820,000 leveraged by \$810,000 in private funds was utilized by CHDO developers to construct nine single-family homes and to substantially rehabilitate two homes. The homes are affordable to families at 60-80% of the median income.

The HOME homebuyer assistance program also funded \$560,000 for down payment and closing cost assistance to purchasers of 18 single family units built or rehabilitated by investor developers. The units are affordable to households at 30-80% of the median income

The TBRA program provided \$493,900 in rental subsidies to 77 low-income households whose incomes range from 0-50% of the median. Although the TBRA does not directly produce or restore new units to the rental market it does provide assistance for very low-income renters that might not be able to benefit from the other HOME programs. All of the properties must; however, at a minimum, meet the Section 8 housing quality standards to be eligible for the program and consequently landlords are encouraged to maintain the units without additional costs to the HOME program.

During the 2004-05 fiscal year the City will continue to pursue other options available to leverage HOME dollars. Investors clearly demonstrated during 2003-04 fiscal year a growing interest in investing in the Detroit housing market. The demand for assistance will require other lenders to participate to make up for the 43% reduction in HOME allocated funds to the City in 2003-04. The City will encourage applicants to apply to HUD, MSHDA, Foundations and other lenders to take advantage of the financing tools available from all entities.

- a. Report on match contributions. The City of Detroit is exempt from providing the matching contribution.
- b. HOME PJs should submit Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).

(See attached report on Part III of HUD Form 40107)

- c. Results of on-site inspections of affordable rental housing assisted under

HOME and an assessment of the HOME jurisdictions affirmative marketing actions and outreach to minority and women owned businesses.
(See attachment XII a.)

Outreach To Minority Business Enterprize (MBE) and Women Business Enterprize (WBE)

In reference to minority owner business (MBE) and women owned business (WBE) requirements, the City, by ordinance, requires documentation of compliance that at least 50% of the workers at each construction project are City of Detroit residents, at least 25% are minorities; and at least 5% are women. The City has a fully staffed department that effectively monitors each project for compliance. In addition, the City gives priority status to sheltered market contracts for legal financial services that support the City's administrative responsibility under the HOME Program.

SECTION 215 GUIDELINES

Affordable Housing produced with HOME funds

All or 100% of HOME funds spent on rental or homeowner units benefited households or individuals at 80% or less of the median income. At least 90% of the rental units benefited households or individuals at 60% or less of the median income.

Attachment XII(a.)

The City subcontracted with a Program Administrator to manage the HOME program Monitoring activities for the fiscal year 2003-04. The Program Administrator is responsible for assisting staff with compliance monitoring activities for completed HOME projects. City of Detroit staff, however, conduct on-site inspections for compliance with Section 8 housing quality standards and lead hazard reduction requirements.

The Program Administrator is required to:

1. Maintain a monitoring schedule necessary to meet compliance-monitoring requirements for all HOME-assisted units;
2. Review rent schedule and determine compliance with the HUD-mandated Annual Adjustment Factor;
3. Create and revise all necessary Program forms, such as form letters and inspection forms as required to conform with the HOME, Section 8 Housing Quality Standards (HQS) and Lead-Based Paint Regulations;
4. Review all leases of HOME-assisted units to ensure compliance with the Affordable Housing Restriction document executed at loan closing;
5. Review the Affirmative Fair Housing Marketing Plan created by the owner to ensure that the Plan is consistent with the Development and Loan Agreement executed at loan closing. The Affirmative Fair Housing Marketing Plan must identify the Equal Housing Opportunity logotype or slogan when advertising, identify posters used to display housing, identify the community organization, fair housing groups or housing counseling agencies that will be used to solicit applications from person in the housing market area who are not likely to apply for housing with special outreach;
6. Request and review, on an annual basis, the Audited Financial Statement, Owners Compliance Certification, Tenant Income and Rent Reports, and Income and Operating Expense Budget for compliance with HOME Program rules and regulations.

During the reporting period, 46 projects were monitored for Section 8 Housing Quality Standards and Lead Hazard abatement/reduction, tenant income, housing costs and affirmative marketing compliance. From the 46 projects 363 units were randomly selected for a physical inspection. The inspections included the exterior and common areas of each of the selected projects. Deficiencies cited during the monitoring visits were corrected within the compliance period for 30 of the 32 projects. Corrections to deficiencies cited in two projects are currently underway and completion is expected within 30 days.

The annual tenant income reports were also randomly selected for the re-certification review of 45 projects. Tenant records for 35 properties were evaluated to determine compliance with maximum income levels. The project compliance monitoring visits were also in progress and deficiencies were cited in ten projects during the monitoring compliance period. Each owner will be notified of the deficiencies in their respective projects and given thirty days to take corrective action. (see attached HOME Program Compliance Policy)

SECTION XIII NARRATIVE ON HOPWA PROGRAM

OVERVIEW OF ACTIVITIES CARRIED OUT

Principal activities carried out during the 2003-2004 HOPWA contract year are as follows:

CLIENT SERVICES

Long Term Housing/Tenant Based Rental Assistance Program

Property Services Group, Inc., the property management company who began working with the HOPWA program in December, 2002 administered the rental assistance program the first ten months of 2003 (January 1 through November 30) As of December 1, 2003, the Tenant Based Rental Assistance Program was fused into the day to day operations of the HOPWA Program and administered under the jurisdiction of the Department of Health and Wellness Promotion/HIV/AIDS Division. Additionally, the former Detroit Metropolitan Statistical Area for the Housing Opportunities For Persons With AIDS was recently divided into two divisions. One division includes Lapeer, Livingston, Macomb, Oakland and St. Clair counties and as of July 1, 2004 fell under the grantee jurisdiction of Warren, Michigan. Warren received \$404,000 in HOPWA dollars to administer the program in these counties. The County of Monroe fell under the jurisdiction of the State of Ohio while Detroit and Wayne County remained under the jurisdiction of the Department of Health and Wellness Promotion HIV/AIDS Division. As a result of these changes, we transferred nineteen (19) clients who live outside the Detroit and Wayne County boundaries to Warren, Michigan and lost one of our providers (Oakland Livingston Human Services Agency).

Because of our experience, Detroit has been asked by Warren to administer the tenant based subsidy rental component of the HOPWA program on their behalf. For a fee, Detroit will act on behalf of Warren in all matters concerning the rental assistance program inclusive of certifying new applicants, re-certifying current clients, disbursement of rental vouchers, conducting pre-occupancy, post-occupancy and troubleshoot inspections of housing units, insuring rent reasonableness, drawing up Section 8 lease agreements and paying landlords.

With the re-defining of boundaries and grantee jurisdictions, HOPWA did not extend an invitation for new applicants but began the process of decreasing the waiting list from applicants who had applied in February 2003. As a result of this effort, twelve (12) new families have entered into the subsidy rental program bringing our total number of clients to 179. Current breakdown of subsidized units paid with HOPWA funds are as follows:

1 Bedrm	2 Bedrms	3 Bedrms	4 Bedrms	5+ Bedrms
55	40	48	14	2

Community Residences/Shelter/Transitional

Matrix Human Services provided 8 shelter beds to male residents who are living with HIV/AIDS. This program provides temporary shelter, respite care and supportive services for clients who are in a transitional stage. While in-house, case managers work to acquire necessary documentation and benefits that will allow for eligibility into the rental assistance program. Matrix serves 30 clients quarterly.

Positive Images is a new provider to the HOPWA program providing 6 beds for women who may or may not be “medically fragile” but who are infected with the virus and who may or may not have children in their care. The term “medically fragile” came out of need to implement an interim level of care for people living with the virus who had recently been discharged from a hospital or other medical facility. Many of these individuals though released from the medical facility, were not well enough to actively participate in day to day shelter activities. They required a little “extra attention” until they regained their strength and mobility. Consequently, in our call for proposals, we cited a need for such services. Since December 1, 2004, this program has serviced 6 women and 4 children.

CareFirst Community Health Services is also a new provider to the HOPWA program providing 12 beds (6 female and 6 male) for infected persons who are in need of emergency and/or transitional housing. Located in Southwest Detroit, they actively seek to increase the number of Latinos who are in need of this service. Since December 1, 2004 this program has serviced 31 men and women.

Simon House Phase I provides 9 adult female beds and 6 beds for children who are homeless, low income and living with or affected by HIV/AIDS. This program serves approximately 60 clients quarterly.

Wellness House of Michigan is a community residence and provides 12 adult beds, (9 male and 3 female) for individuals who are living with the virus. They currently serve 37 clients quarterly.

In addition to providing beds, all of these programs are inclusive of but not limited to transportation, nutritional services, personal care, meal preparation, housekeeping and laundry, recreational activities and life skills workshops.

Supportive Services

Health Emergency Lifeline Program (H.E.L.P.) provides housing advocacy for HOPWA clients. Working in collaboration with the client’s case manager, the housing advocate assists with security deposits, first month’s rent, utility payments and/or moving expenses for clients coming into the rental subsidy program. H.E.L.P. also provides emergency food and transportation. Approximately 150 individuals and families received HOPWA related services.

With the division of grantee jurisdictions, Oakland Livingston Human Services Agency (OLHSA) serviced us for the first seven (7) months of the new contract year (December 1, 2003 through June 30, 2004). They provided housing assistance information/referral, emergency financial assistance, transportation, relocation assistance and temporary shelter for unforeseen emergency situations that abruptly displaces clients. Approximately 75 individuals and families received HOPWA related services from OLHSA.

LANDLORD/CASE MANAGEMENT

HOPWA staff continue to work closely with the case management agencies servicing the HIV/AIDS population. The intake process actively involves case managers requesting their input about client needs. This informational sheet is used to determine immediate and long term housing needs.

GOALS AND OBJECTIVES

HOPWA has been very successful in meeting the goals and objectives outlined in the previous narrative. Additionally, we have been able to offer housing vouchers to clients not previously serviced by HOPWA and increase housing services to those who had previous contact with the program. We are continuously updating pertinent information for both our landlords and clients which articulate policies and guidelines for Section 8 leasing and outlines the responsibilities for both entities. HOPWA continues to actively participate in the Southeastern Michigan HIV/AIDS Care Council and its Needs Assessment Committee. We are actively involved with the Homeless Action Network and AIDS Housing of Washington to insure we have the latest information and updates related to housing for Persons Living With HIV/AIDS (PLWHA). HOPWA staff is continually evolving as we attend workshops, conferences and training's designed to enhance our ability to service our clients.

BARRIERS

Barriers encountered involve lack of understanding as it relates to Section 8 income guidelines which causes some difficulties when clients apply to the program or if they become ineligible due to an increase in their income. Many clients are still confused about the differences between the regular Section 8 program and HOPWA's *modified version* of Section 8. Clients who abandon their units without informing the housing agent makes it difficult to recoup security deposits placed on the client's behalf. In addition, landlords are imposing stricter rules for occupancy (credit checks, etc.) which in many cases disallow at-risk populations. In extreme cases, landlords are no longer willing to participate in a rental subsidy program when their property is abandoned and damaged.

We have also encountered difficulties attracting women with children to the program. Many fear if they admit their housing is unstable, as well as being HIV positive, the

overall health and well-being of their children and their ability to parent will come into question. Consequently, they are not willing to admit the need for housing. This hinders our attempt to bring women and children off the streets and into quality, stable housing.

RECOMMENDATIONS

Confusion between regular Section 8 and HOPWA's *modified version* of Section 8 continue to be problematic. As a means of resolving this; workshops which explain Section 8 guidelines should be held for all clients coming into the rental subsidy program. These workshops would address issues of income eligibility, approved deductions and rent calculation formulas based on total household income. Workshops would also give a clear, concise explanation of the differences between the two Section 8 programs. To insure we meet the needs of women who have children in their care, we should continue to stress the importance of maintaining confidentiality and the legal ramifications of breaching same so as to attract more women to the program. Clear, concise guidelines restricting transferring of information as it relates to personal information so female clients will feel comfortable disclosing information that can ultimately get them and their children into quality housing.

SECTION XIV

NARRATIVE ON THE ESG PROGRAM

The City of Detroit, in its commitment to support homeless services, allocated approximately 48% of its fiscal year 2003/2004 Emergency Shelter Grant (ESG) Program funds to provide for the operation and maintenance activities of 15 shelters. This funding was used primarily to assist the service providers with security and maintenance services, and basic operational costs including utilities, insurance, equipment, furniture, furnishings, cleaning and maintenance supplies. The 15 shelters funded through the ESG program enabled the City to assist in the direct support of approximately 1,300 beds. During the winter months, another 300 beds became available through the City-sponsored warming centers. A number of churches also opened their doors during the coldest months to assist in providing additional beds for the City's homeless population.

Funding in the amount of \$484,310.00, or approximately 30% of the City's ESG award, was allocated within the Essential Services activity. These services include those concerned with health, employment, education, and substance abuse. Essential services also include assistance in obtaining permanent housing, case management, childcare assistance, and aid in identifying other federal, state, and local assistance, such as the Temporary Assistance to Needy Families (TANF) program of the State of Michigan Family Independence Agency, and the Food Stamp program. The City, through its allocation of funding for essential services, encourages a collaboration of activities among agencies seeking to fill the gaps by augmenting the existing services or by creating new ones.

The City of Detroit, through the Department of Human Services also provided \$351,808.00 to organizations involved in Homelessness Prevention activities. These activities are funded within the continuum in an effort to prevent individuals or families from becoming homeless, or from experiencing a recurrence of homelessness, through services such as:

- Payment of rent or utilities for families that have received eviction or utility termination notices
- Security Deposits
- Mediation programs for landlord-tenant disputes
- Legal service programs for the representation of tenants in eviction proceedings
- Payment to prevent foreclosure on a home.

**DESCRIPTION OF SOURCES AND AMOUNTS OF FUNDS USED TO MEET
ESG MATCH REQUIREMENTS**

In 2003/2004 the City of Detroit awarded \$2.8 million in Community Development Block Grant funding to assist 28 sponsoring agencies with the provision of services to the homeless. These funds were used to match the \$1.7 million awarded through the Emergency Shelter Grant Program for the same period. The Block Grant funding awarded was used to assist with the operating expenses of 15 emergency shelters, two (2) domestic violence shelters, and two shelters servicing victims of HIV+/AIDS. Funding was also provided to assist in the operation of a mobile health service provider, a 24 hour walk-in center, a winter warming center, two housing placement centers, and two legal services providers and one emergency telephone hotline service provider.

SECTION XV. MONITORING

It is important that city residents, as well as HUD be assured that federal housing and community development funds are safeguarded through procedures that regulate how funds are spent. Federal requirements prohibit expenditures for certain things, such as political activities. Accounting and budget systems must be in place to account for federal funds, and assure that they are being spent only on eligible project activities.

The Detroit Planning and Development Department is responsible for monitoring subrecipients in conformance with Federal monitoring requirements through its Performance Monitoring and Labor Standards sections and division project managers. Division project managers are responsible for monitoring the actual project performance. A subrecipient's regulatory obligations refer to their administrative, financial, and programmatic operations being in compliance with federal and local regulations/ordinances/practices. Performance responsibilities refer to whether the subrecipient is meeting its program goals of service or production.

The Performance Monitoring staff adjust their monitoring intensity if a subrecipient is determined to be "high risk," during their annual risk analysis. Subrecipients with the greatest risk under \$500,000 are monitored if an annual audit is not performed. Some of the oversight triggers for high risk subrecipients are shown below:

1. The significance of the grant and the subrecipients purpose (e.g. economic development or acquisition activities)
2. The size and complexity of the grant (larger more complex grants receive more scrutiny)
3. Is it a first time grant subrecipient? (first time subrecipients receive closer monitoring and help)
4. Does the subreipient have other high-risk factors? (e.g. past problems, multiple new activities—as entirely new activities)
5. Is the grant a multi-year award?

The more triggers a subrecipient receives, the greater the monitoring intensity by Performance Monitoring staff.

PDD division staff receives and reviews payment documents, and performance reports for CDBG, HOME, ESG, and HOPWA projects. City of Detroit staff conduct periodic on-site monitoring visits to sub-grantees.

The Detroit City Planning Commission also receives information from sub-grantees and conducts on-site visits. The CPC has contracted with Wayne State University to assist in obtaining outcome information and in evaluating CDBG projects.

Monitoring mechanisms include the periodic MSHDA/Detroit meeting which reviews projects underway or proposed; and LISC, which expedites and coordinates the efforts of non-profits, private groups and government in providing affordable housing.

PDD staff used these mechanisms and to develop other coordinating mechanisms including periodic contact with the various agencies involved to insure that the plan is implemented in a timely and efficient manner.

Since many of the individual programs, projects and services have specific reporting and auditing requirements, the Planning and Development Department used these monitoring devices as part of its overall monitoring effort. For example, the HOME Investor Compliance Monitoring Program Manual was used by PDD staff.

The Planning and Development Department also maintains social and economic data, and participates with other organizations in the collection of data related to housing needs.

Planning and Development staff consults other city departments and agencies on eligibility and national objective issues, and provide technical assistance in assuring that approved project activities continue to meet HUD CDBG statutory and regulatory requirements.

Economic Development Programs

Economic Development Programs are evaluated before renewing contracts. City staff regularly conduct site visits and review records and files of contracting agencies. Meetings are scheduled with program managers to discuss issues of concern or to exchange information relevant to the program, and/or provide technical assistance.

Public Services and Neighborhood Facilities

The City monitors and evaluates third-party contractors in compliance with applicable laws, rules, and regulations as well as construct provisions, to ensure that planned goals and objectives will be attained.

SECTION XVI. SELF EVALUATION

During the 2003-04 Program Year, CDBG, HOME, ESG, and HOPWA funding was used to meet the strategies as discussed in the HUD Five Year Plan.

Over \$10,882,926 was allocated to demolish blighted, deteriorating or deteriorating structures. Over \$882,379 was expended for economic development activities that assisted businesses in the City of Detroit. Over \$2,049,794 in CDBG funding was expended to rehabilitate facilities used to house public service activities (Public Facility Rehabilitation activities). Rehabilitated and constructed approximately 550 (including seniors) single-family homes; and rehabilitated and constructed 452 multi-family dwellings. Expended over \$656,631 in CDBG funds for commercial and public improvements in the City; and spent approximately \$7,230,210 in CDBG funds on public service activities that addressed the following priority needs of our citizens:

- Senior citizen services,
- Homeless shelter and other homeless services (in addition to ESG funds spent in this area),
- Disabled services,
- Housing counseling,
- Neighborhood services,
- Literacy,
- Substance abuse,
- Transportation,
- Parenting,
- Food Services,
- Youth Services,
- Legal Services and,
- HIV/AIDS services (in addition to HOPWA funds spent in this area).

Our 2000-2005 Consolidated Plan will end next reporting period. We have exceeded our public services and public facility rehabilitation goals. We anticipate exceeding our emergency beds and demolition goals. However, we will not fully meet our economic and housing goals.

Detroit experienced a downturn in the economy shortly after setting our goals. The downturn directly impacted Detroit's ability to create jobs. Our ability to meet single-family housing rehabilitation goals was devastated while we instituted lead paint regulations-which included training our staff and contractors to fulfill the requirements.

The City, however, has assisted developers to rehabilitate and construct rental and for sale affordable housing through leveraging of its HOME funds with funds from private financial institutions, HUD, MSHDA, and Foundations. (See Exhibit III)

In response to the HUD Comprehensive Monitoring Review the City has begun implementing many process improvements:

- In preparation for the 2004-05 Action Plan, the City started the process of restructuring the Consolidated Plan.
 1. Funding allocations are based on activity rather than by agency.
 2. The number of subrecipients recommended for funding has decreased.
 3. NOF funding recommendations are based on the applicant's ability to demonstrate how their program would meet the priorities identified during the citizen participation process as well as meet the needs of the target population.
 4. Public facility rehabilitation funding recommendations are for larger allocations to fewer organizations so that the rehabilitation work, or a significant phase of the work, in accordance with the building assessment can be completed.
- Consultants were hired to assist in improving the reconciliation process between the IDIS and the City's DRMS system. The City is now testing the first phase of this revised process.
- A financial management workshop is being designed and will be held in July for those subrecipients that have encountered problems with their financial systems.
- The project tracking system utilized by the Neighborhood Support Services division is being expanded to include the other Divisions using CDBG funds.
- To facilitate the payment process for construction contracts, the Labor Standards unit provided all of the major construction firms with a CD which incorporates all of the Labor Standard provisions and forms. This information is also available on the City's web site.

Appendix 1: Home Annual Performance Report HUD-40107

Appendix 2: Proof of Publication

Appendix 3: PR03-CDBG Activity Summary Report (GPR) For PY 2003

Appendix 4: PR06-Summary of Consolidated Plan Projects for PY 2003

Appendix 5: PR23-Program Year 2003 Summary of Accomplishments

Appendix 6: PR26-CDBG Financial Summary for Program Year 2003